

TO THE  
MEMBERS OF THE VESTRY AND THE CONGREGATION  
OF  
The Cathedral Church of St. James,  
TORONTO.

The Building Committee appointed by the Vestry to superintend the erection of the Cathedral Church of ST. JAMES, conceiving that it would be satisfactory to the congregation to be put in possession of the exact position of the Committee, both with reference to the proposed progress of the work during the ensuing season, and their financial position in regard to the contract, beg leave to REPORT:

That the works have hitherto proceeded in a very satisfactory manner,—the foundations being of a most substantial character, and the progress generally being such as to justify the payment of £2250 to the contractors.

That it is the intention of the Committee to authorize such further progress of the works, during the ensuing season (1851), as will ensure the complete roofing of the structure by the 20th November next, and the full completion of the Church for Service by the 1st August 1852, the dates respectively named in the contract.

That with this view, the Committee has called upon the Architect to furnish an estimate of the monthly expenditure during the seasons 1851–2, necessary to the completion of the edifice; by which it appears, that, to meet Certificates numbered 1 to 11, to be granted in 1851,—Architect's commission, and contingencies connected therewith,—the sum of £7292 10s. (inclusive of £2250 above named) will be required for roofing in the Church; and for Certificates 12 to 19, to be granted in 1852, the further sum of £2587 1s. (inclusive also of commission and contingent expenses) will be necessary to the completion of the Church for Service.

With this information before it, the Committee proceeded to consider the measures necessary to the provision of the requisite funds, and best calculated to meet the convenience and concurrence of the congregation.

The following is a Statement of the anticipated Liabilities and Resources of the Committee, based in its belief upon just and reasonable data, and such as there is every reason to conclude will be justified by the future:

| Dr.                                       | £      | s. | d. | Cr.                                       | £      | s. | d. |
|-------------------------------------------|--------|----|----|-------------------------------------------|--------|----|----|
| Certificates 1 to 11 (1850–51) .....      | 6850   | 0  | 0  | By Cash in hand .....                     | £ 4267 | 0  | 0  |
| " 12 to 19 (1852) .....                   | 2321   | 0  | 0  | The Lord Bishop's Fund .....              | 1244   | 8  | 11 |
| Drawback of 20 per cent. on contract* ... | 2292   | 0  | 0  | Debts collected .....                     | 154    | 12 | 3  |
| Architect's commission ... ..             | 573    | 3  | 0  | J. Joseph, Esq.—Donation and Interest ... | 27     | 8  | 7  |
| Contingencies .....                       | 250    | 0  | 0  | Profit on Insurance .....                 | 6      | 10 | 9  |
|                                           |        |    |    | Anticipated Donations .....               | 2250   | 0  | 0  |
|                                           |        |    |    | One-third upset price of Pews .....       | 2270   | 0  | 0  |
|                                           |        |    |    | Value of Land to be taken by Contractors  | 271    | 0  | 0  |
|                                           |        |    |    | Debts to be collected .....               | 200    | 0  | 0  |
|                                           |        |    |    | Sale of Pews .....                        | 1730   | 0  | 0  |
|                                           | £12286 | 3  | 0  |                                           | £12421 | 0  | 6  |

\* Eighty per cent. only being paid by instalments during progress.

By this calculation, it would appear that the Church may be completed for Service without involving the Congregation in debt; but it is necessary to provide, not alone for the ultimate payment of the Contractors, but for the regular supply of funds at those periods during progress when the Contractors may claim instalments for works performed.

The Committee has therefore considered what amounts may be collected to meet the monthly certificates, during the seasons of 1851-52 respectively; and to this end, they are of opinion, that the payments by the Congregation and Subscribers generally should be made in the following manner:

### 1851.

| Dr.                                                                             | £     | s. | d. | Cr.                                       | £     | s. | d. |
|---------------------------------------------------------------------------------|-------|----|----|-------------------------------------------|-------|----|----|
| Estimated outlay by contract—Certificates<br>1 to 11, as before mentioned ..... | 6850  | 0  | 0  | By Cash in hand .....                     | 4267  | 0  | 0  |
| Architect's commission .....                                                    | 342   | 10 | 0  | The Lord Bishop's Fund .....              | 1244  | 8  | 11 |
| Contingencies .....                                                             | 100   | 0  | 0  | Debts collected .....                     | 154   | 12 | 3  |
|                                                                                 |       |    |    | J. Joseph, Esq.—Donation and Interest...  | 27    | 8  | 7  |
|                                                                                 |       |    |    | Profit on Insurance .....                 | 6     | 10 | 9  |
|                                                                                 |       |    |    | 1st and 2nd Instalments of Donations..... | 1125  | 0  | 0  |
|                                                                                 |       |    |    | 1st Instalment of one-third of Pews ..... | 756   | 13 | 4  |
|                                                                                 | £7292 | 10 | 0  |                                           | £7581 | 13 | 10 |

Leaving a balance in hand of £289 3s. 10d. to be carried to the credit of the ensuing season of 1852.

### 1852.

| Dr.                                                         | £     | s. | d. | Cr.                                                   | £     | s. | d. |
|-------------------------------------------------------------|-------|----|----|-------------------------------------------------------|-------|----|----|
| Estimated outlay by contract—Certificates<br>12 to 19 ..... | 2321  | 0  | 0  | By Balance in hand .....                              | 289   | 3  | 10 |
| Architect's commission .....                                | 116   | 1  | 0  | 3rd and 4th Instalments of Donations.....             | 1125  | 0  | 0  |
| Contingencies .....                                         | 150   | 0  | 0  | 2nd and 3rd Instalments of one-third of<br>Pews ..... | 1513  | 6  | 8  |
|                                                             |       |    |    | Land.....                                             | 271   | 0  | 0  |
|                                                             |       |    |    | Debts to be collected.....                            | 200   | 0  | 0  |
|                                                             | £2587 | 1  | 0  |                                                       | £3398 | 10 | 6  |

Leaving a balance of £811 9s. 6d. in hand, when the Church shall have been opened for Service, and when those pews remaining the property of the Church may be sold for the sum of £1730, making a total of £2541 9s. 6d. for the payment of the drawback of 20 per cent. upon the contract sum, amounting to £2292, and £114 12s., Architect's commission; therefore, leaving an excess of £134 17s. 6d. in hand, after the same shall have been paid.

The Committee is gratified in being able to make a statement so satisfactory, as shewing that the Church may be restored free from debt, at an outlay which, being called in at the periods hereinafter set forth, will, it is hoped, press as lightly upon the congregation as under the circumstances could reasonably be anticipated.

The Committee confidently relies on the ready concurrence and hearty coöperation of the Congregation in realizing the programme now submitted,—a result, of course, entirely dependent upon the punctual payment of the sums for which the Committee will become liable during the progress of the works,—a liability which the Committee has, in the contract, reserved to itself the power to check, by suspension of the works, in the event of the failure of their estimated resources.

The Committee proposes accordingly to regulate the payments by the Congregation and Subscribers, in the following manner :

**ONE-THIRD OF THE PEWS, PAYABLE IN THREE INSTALMENTS.**

|                                                                 |
|-----------------------------------------------------------------|
| 1st payment, at 6 months, from 1st May, due 4th November, 1851. |
| 2nd    "       12   "       "       4th May,       1852.        |
| 3rd     "       18   "       "       4th November, 1852.        |

**DONATIONS, PAYABLE IN FOUR INSTALMENTS.**

|                                                                               |
|-------------------------------------------------------------------------------|
| 1st payment, at 6 months, from 18th November, 1850, due 21st May,       1851. |
| 2nd    "       12   "       "       "       21st November, 1851.              |
| 3rd     "       18   "       "       "       21st May,       1852.            |
| 4th     "       24   "       "       "       21st November, 1852.             |

To these measures, the Committee invites the sanction and concurrence of the Congregation, well assured that by an united effort of the nature indicated, the difficulties which have hitherto so seriously alarmed them may be overcome, and the good work in hand be brought to a successful and satisfactory completion.

The Committee, therefore, to make the disbursements submitted in this Report, will take the earliest opportunity of waiting upon the members of the congregation, to make the necessary arrangements for the payment of donations, and the instalments on a third of pews, etc., to enable them to carry on this important work, as far as it has, at all events, been contemplated.

H. J. GRASETT, RECTOR AND CHAIRMAN.

T. D. HARRIS, }  
LEWIS MOFFATT, } CHURCHWARDENS.

JAMES BROWNE.

ALEXANDER DIXON.

JOSEPH D. RIDOUT.

WILLIAM WAKEFIELD.

TORONTO, February 10, 1851.